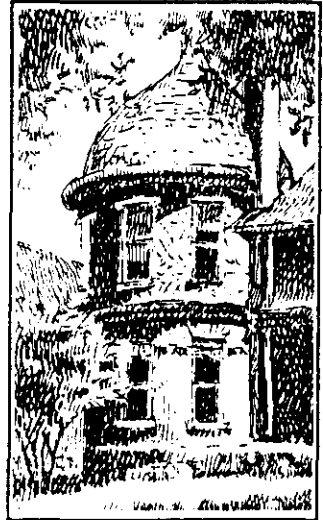
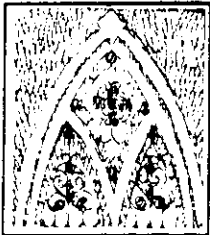


The Foothills Art Center

Foothills Art Center in Golden, Colorado is a rare combination of art, architecture, and history. Not only is it a nationally recognized cultural facility, but it is housed in three historic buildings on the southwest corner of 15th and Washington Avenue. The main gallery, originally the First Presbyterian

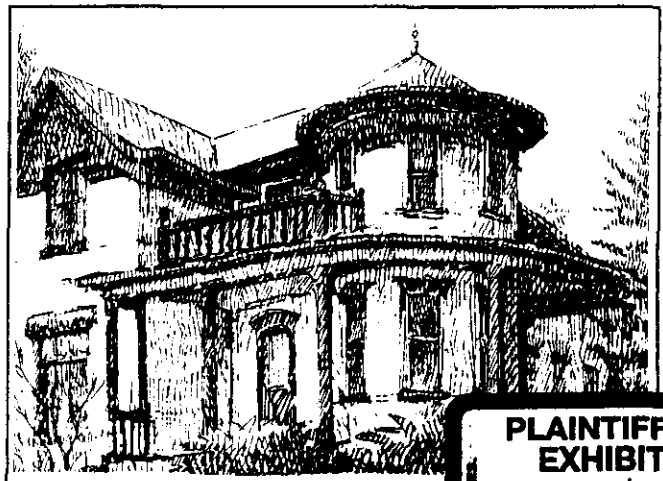


Church, was built in 1872 on land donated by W.A.H. Loveland. The church was the first permanent structure erected on "Courthouse Hill"; an area that became the most prestigious residential location in the city of Golden. In 1892, a "manse" or residence for the Presbyterian minister was completed on the property directly west of the church, joining the row of Professor's homes on the mall at the Colorado School of Mines. The next home on "Courthouse Hill" was constructed on the south side of the church, at 1510 Washington Avenue, and was built by Perre O. Unger in 1899. The Unger house was the keystone to an area that developed into an elegant turn-of-the-century neighborhood. Although the builders of all three properties were different, the quality of workmanship, use of the same local building materials and the 19th century style of architecture combine to make these three buildings architecturally, as well as historically significant.



Each building has classic elements of the architectural style popular at the time of their construction. The Gothic style First Presbyterian Church has a steeply pitched roof, narrow arched stained glass windows, and brick and stone stairstep buttresses at each corner. The "manse", built twenty years later, reflects the Queen Anne style, with a turret, a row of serrate patterned brickwork dividing the first and second story, a recessed arched entryway, and fish-scale patterned shingles on the siding. By the time the Unger house was constructed, building styles had changed to the four-

square design. The Unger house is a modified four-square, with a turret on the northeast corner, surrounded by a wooden porch with fluted columns, flanked by a wooden balustrade on the second floor, with cornice detail set off by alternating rows of dentils and patterned shingles along the roof line. With the purchase of these three buildings by Foothills Art Center, what began as a secluded hilltop location and became the cornerstone of a prestigious residential neighborhood, is once again a center of community activity.



Golden High School

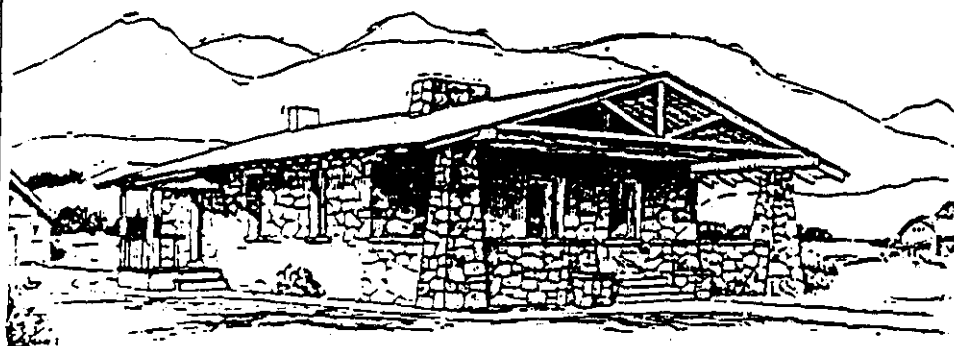


Golden High School, constructed in the Beaux Arts style, is located on the northern edge of downtown Golden, across from Parfet Park. In December 1921 the citizens of Golden passed a bond issue to construct a high school, the site was purchased and Eugene G. Groves was hired to design the school. When the school was dedicated in March 1924, the Colorado Transcript proudly described it as "...the finest public school building in the entire country." The school was lauded for the permanence of its fireproof construction, convenience of its arrangement, completeness of equipment, and artistic finish. At the time of its completion, it was considered the "last word in high school construction" with its study hall and library, inset lockers, and a balcony in the gymnasium.

From 1924 to 1956, Golden High School served Golden and the surrounding mountain communities before being replaced by a new high school in south Golden. In 1956 the building became Golden Junior High until, in May 1988, the school was declared surplus by Jefferson County Public Schools. The building remained vacant until 1993 when it was acquired by the Colorado Mountain Club and American Alpine Club to serve as their headquarters. The Golden High School was placed on the National Register of Historic Places on March 14, 1997.



Camp George West Historic District



Building 67, Camp George West.

Architect Albert Bryan designed an Officers' Clubhouse for the State Rifle Range in 1911.
Denver Republican, November 12, 1911.

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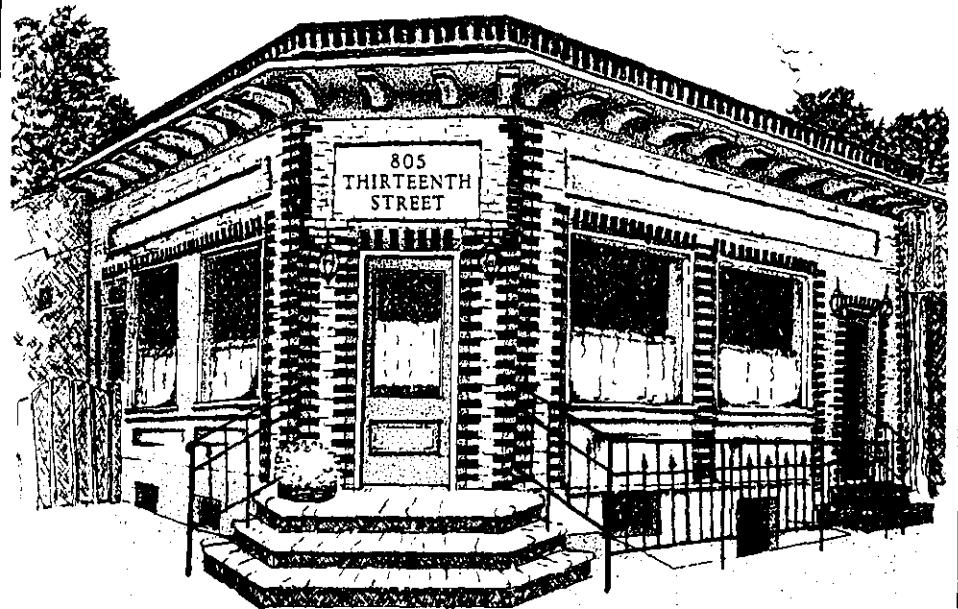
PLAINTIFF'S
EXHIBIT

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The Camp George West Historic District, east of Golden, was listed on the National Register of Historic Places February 11, 1993. Camp George West, established in 1903, was the Colorado National Guard's first permanent training facility and an integral part of the National Guard's activities in Colorado, serving as the State Rifle Range, principal storage and supply center, and the site of summer encampments. The district encompasses historic resources along both sides of South Golden Road, and includes the major historic administrative, residential, storage, utility, and training facilities of the camp.

These predominantly stone and frame buildings reflect Army standard plans as well as designs created by Colorado National Guard architects specifically for buildings and structures at Camp George West. The resources reflect a variety of masonry techniques utilizing stone obtained on post lands and quarried from the camp quarry. One of the state's largest collections of Works Progress Administration sponsored buildings in Colorado is located on the grounds of Camp George West, reflecting the installations's significant role in providing employment during the 1930s. As a group, the historic resources represent the development of the Colorado National Guard and the evolution of military science and technology during the first half of the twentieth century.

Quaintance Block



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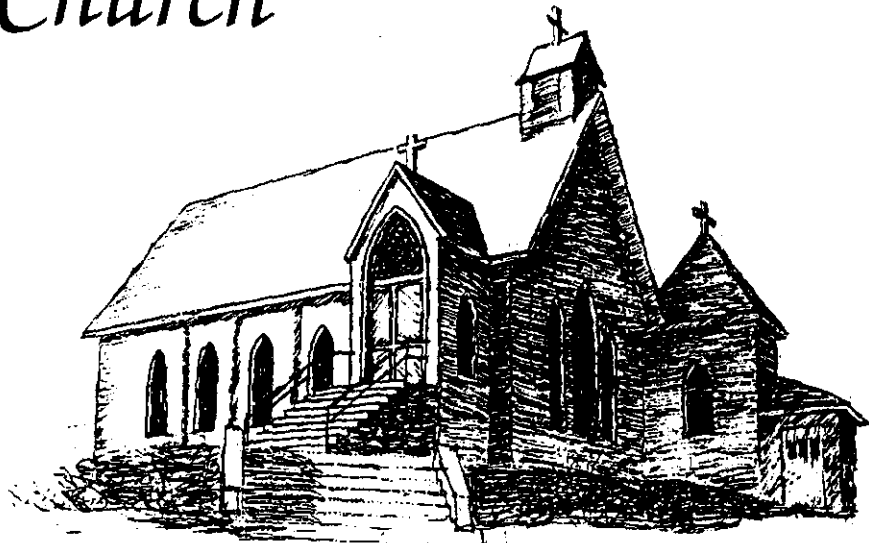
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The Quaintance Block, located in downtown Golden, is significant for being a unique early 20th century work, a one-of-a-kind style designed and built by James H. Gow. It combines Victorian and early 20th century influences and is a very early precursor to the art deco architectural style. The original building is made of experimental glazed bricks manufactured in Golden.

It originally stood directly on the corner of 13th and Washington, being moved west to its present location in 1923 by its original owner. That owner, Charles F. Quaintance, ran an investment company and photo shop here, the former of which oversaw the operation of his famous funicular and resort that once stood atop Castle Rock above Golden. The building was originally split into three storefronts. The storefront facing Washington Ave. held the law office of his brother Arthur. In later years this building housed the Jefferson County Republican newspaper (James Cuyler Miller, editor); Golden Furniture Company (Cliff Evans, owner); and the well-remembered Spudnut Shop (Leonard K. Dunn, owner). It was restored to its original appearance in 1990 by the Gardner family. The Quaintance Block was placed on the National Register of Historic Places on March 25, 1994.

Calvary Episcopal Church



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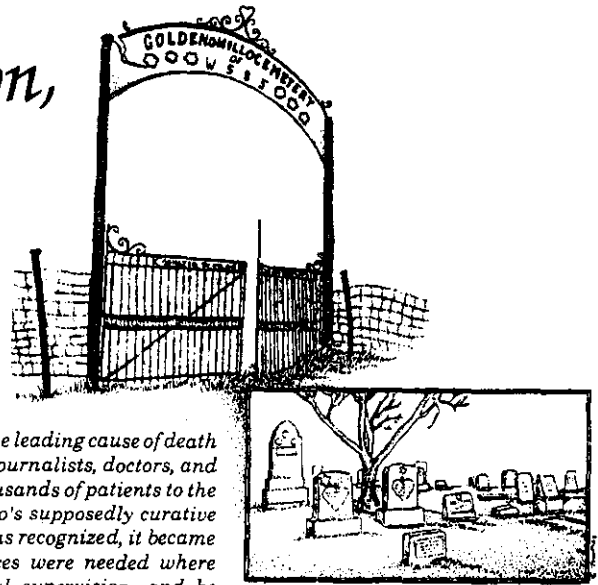
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Calvary Episcopal Church is a red brick building on the southwest corner of 13th and Arapahoe Streets in Golden. It was established in 1867 by the Right Reverend George Maxwell Randall, the first Episcopal bishop of Colorado. Founding vestry members include mining engineer E.L. Berthoud, financier and legislator W.A.H. Loveland, and *Colorado Transcript* founder and editor George West. Calvary Church is Colorado's oldest continuously-used Episcopal Church and represents the introduction of vernacular Gothic architecture to the Colorado Territory. Calvary Church is the only specimen of 1860s vernacular Gothic identified on the National Register of Historic Places to have survived along the Front Range.

In 1868, the parish founded St. John's Hall, a grade school. It was hoped that St. John's graduates would enter the planned liberal arts college, school of mining, or divinity school. By 1871 all three institutions were in operation on the present site of the Lookout Mountain School for Boys. The college, Jarvis Hall, was established in 1869, the School of Mines in 1870, and the divinity school, Matthews Hall, in 1871. Both Jarvis and Matthews Halls failed after their buildings were destroyed by fire in 1878. In 1874 the State of Colorado assumed title to the mining school, now the Colorado School of Mines.

The Hill Section, Golden Hill Cemetery

The Hill Section of Golden Hill Cemetery was placed on the National Register of Historic Places due to its association with the tuberculosis epidemic of the late-nineteenth and early-twentieth centuries. The White Plague, as tuberculosis was known, was responsible for one out of every five deaths nationwide, making it the leading cause of death in America at that time. A concerted effort by journalists, doctors, and the Denver Chamber of Commerce brought thousands of patients to the region in order to avail themselves of Colorado's supposedly curative air. After the communicability of the disease was recognized, it became clear to the medical establishment that places were needed where consumptives could receive adequate medical supervision, and be separated from the general public. The sanitarium movement arose in response to this need.



Although Colorado had one of the highest numbers of tuberculosis patients in the country, no public facilities were available for the thousands of indigent patients who arrived here. Members of several religious and ethnic groups in Denver responded to the need by establishing four sanatoria, the Jewish Consumptive Relief Society (JCRC) on West Colfax being one of them. Founded in 1904, JCRC was non-sectarian although it attracted mostly Jewish patients. Unlike National Jewish Hospital, JCRC accepted patients in advanced stages of the disease. As a result of this policy, many of the patients at JCRC died from the illness and the West Colfax Jewish community took it upon itself to see that these unfortunate victims were buried according to Jewish law and custom.

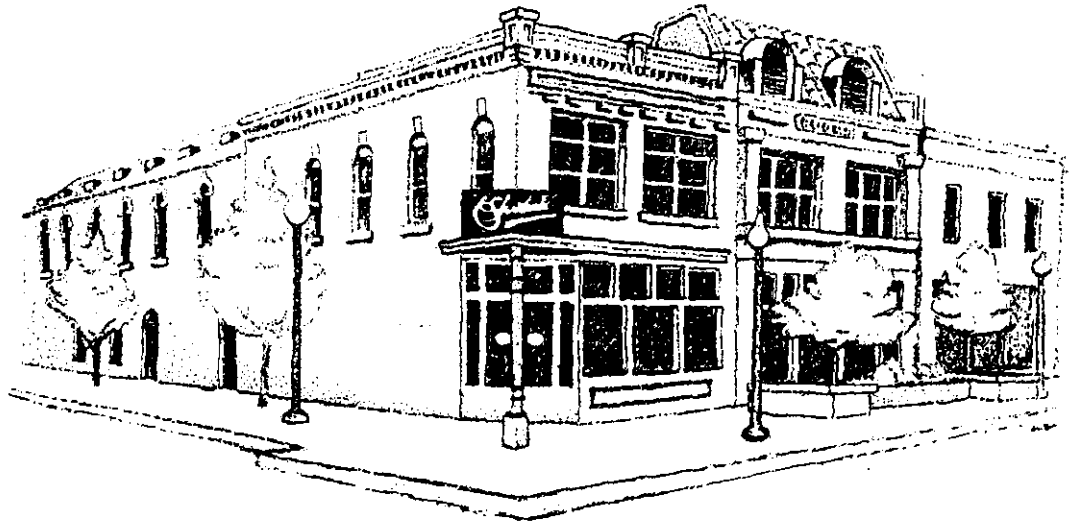
In the mid-nineteenth century, independent Jewish mutual aid societies began to found cemeteries and provide funeral arrangements for their members. The West Side Benevolent Society was formed in 1906 to meet this need, although it also took on the task of providing proper burials for indigent Jews in the West Colfax area, including the many impoverished patients at JCRC. In 1908, the WSBS purchased a rural parcel of land on W. Colfax Ave. which it opened as Golden Hill Cemetery. Bisected by the former road to Golden, the two sections of the cemetery were very different from one another in character and use.

The lower, southern section of the cemetery is the larger of the two, and is landscaped, well-maintained and still in use. The upper, northern section (containing 746 gravesites) is steep, rocky, covered with weeds and neglected. Essentially, the northern Hill Section was reserved for the indigent buried at community expense, for suicides (restricted from the main portion of the cemetery according to Jewish custom), and for the numerous diseased patients from JCRC. Victims of tuberculosis were also restricted to burial in the Hill Section due to the widespread belief at the time that persons visiting a cemetery could contract the disease from the deceased. Because little funding was available for most of these burials, landscaping and maintenance was minimal. Unless family or friends of the deceased had money for a granite or concrete headstone, graves were left unidentified by anything other than small metal markers. Many graves have not been maintained over the decades because their occupants died with no local family or friends to tend them.

The Hill is predominantly the final resting place for numerous impoverished Jews who came to Colorado in search of a cure for tuberculosis. They were provided with burials in accordance with Jewish law thanks to a local community of immigrant fellow believers who felt that they deserved this final dignity. Today, The Hill stands as a reminder of an epidemic that was national in scope, and the response of the local community to the needs of its unfortunate victims. No other such monument to the disease's victims is known to exist.



Loveland/Coors Building



The Loveland / Coors Building, 1122 and 1120 Washington Avenue, are located in the heart of Golden's commercial district. Both buildings front onto Washington and have 20th Century commercial style facades.

The Loveland Building, a large 2 story, constructed in 1863 is faced with red brick which has been painted and a high stone foundation covered in stucco. The first level housed general mercantile businesses run by W.A.H. Loveland, Armor Harris & Company, Koenig Mercantile, and Golden Mercantile. The second floor originally housed the Masonic Lodge Hall. This is also where the Territorial Legislature met in January, 1866 and December, 1867, before Denver became the territorial capitol. In the late 1860's the hall was used for the first class sessions of the newly formed Colorado School of Mines.

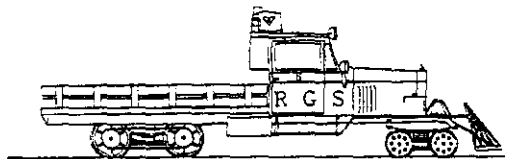
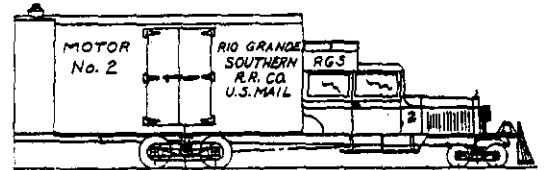
The Coors Building was constructed in 1906 for Coors Brewing Company as part of a regional marketing plan that included a saloon on the first floor to sell beer. The saloon was leased to Charles Sitterlee, who worked for Coors. He lived in the second floor apartments and operated the Sitterlee Saloon for about 10 years. After 1916 the ground floor retail space had many tenants including the Golden Furniture Company in 1941. The two properties are now owned by Golden Mercantile Ltd. Partnership. The Silverheels Restaurant presently occupies both buildings.

The Loveland / Coors Building was added to the National Register on May 16, 1996.



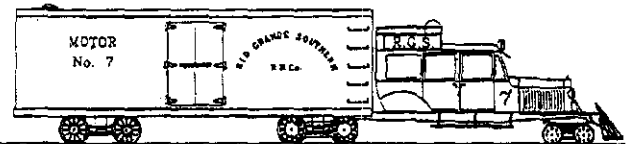
Galloping Goose Cars 2 - 6 - 7 at the Colorado Railroad Museum

The GALLOPING GOOSE NUMBER 2 is a gasoline engine powered, narrow gauge railroad motor car completed on August 12, 1931. The original body and chassis was built from a 1927 Buick "Master Six" 4-door sedan, powered by the Buick engine, clutch, and transmission. During the years prior to World War II the car hauled mainly less than car-load freight and mail, but it also enjoyed a period as part of the famous tourist trip known as "Around the Circle Excursions". After the war there was less tourist traffic, but the freight and mail continued to be very important to the Ridgway, Telluride, Ophir, Rivco and Dolores areas, providing transportation into an area that otherwise had only dirt roads. It was placed on the National Register of Historic Places on February 14, 1997.

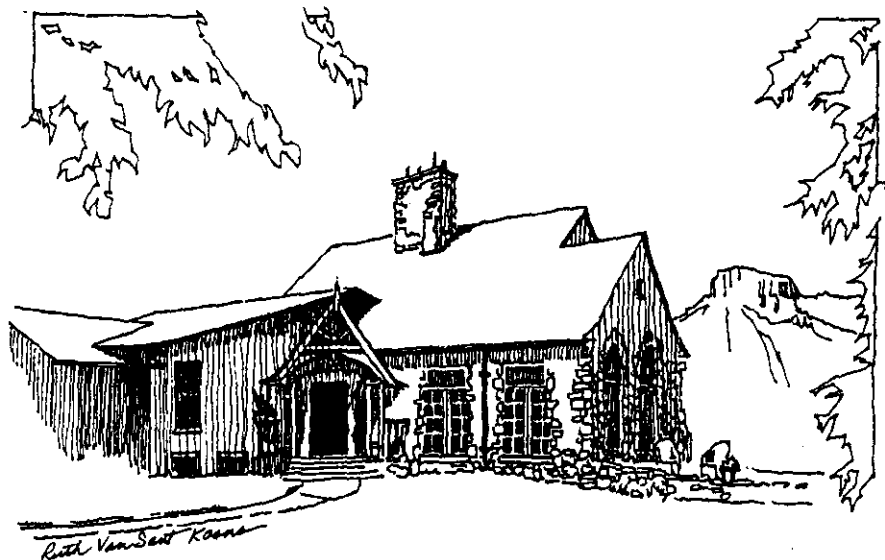


GALLOPING GOOSE NUMBER 6 was designed and built specifically for work service and was completed on January 13, 1934. It replaced the expensive steam locomotive used in normal work train service which would go out and perform track, bridge, and building repairs. It carried two people, the driver and one passenger, plus the tools and supplies that were needed on the flatbed with stake sides. It was placed on the National Register of Historic Places on February 19, 1997.

GALLOPING GOOSE NUMBER 7 is a gasoline engine powered narrow gauge railroad motor car completed on October 27, 1936. It provided the Rio Grande Southern Railroad with a cost-saving alternative to the steam locomotive powered passenger train that allowed the railroad to continue transporting people, mail and freight for another 16 years. It was placed on the National Register of Historic Places on February 28, 1997.



Herman Coors House



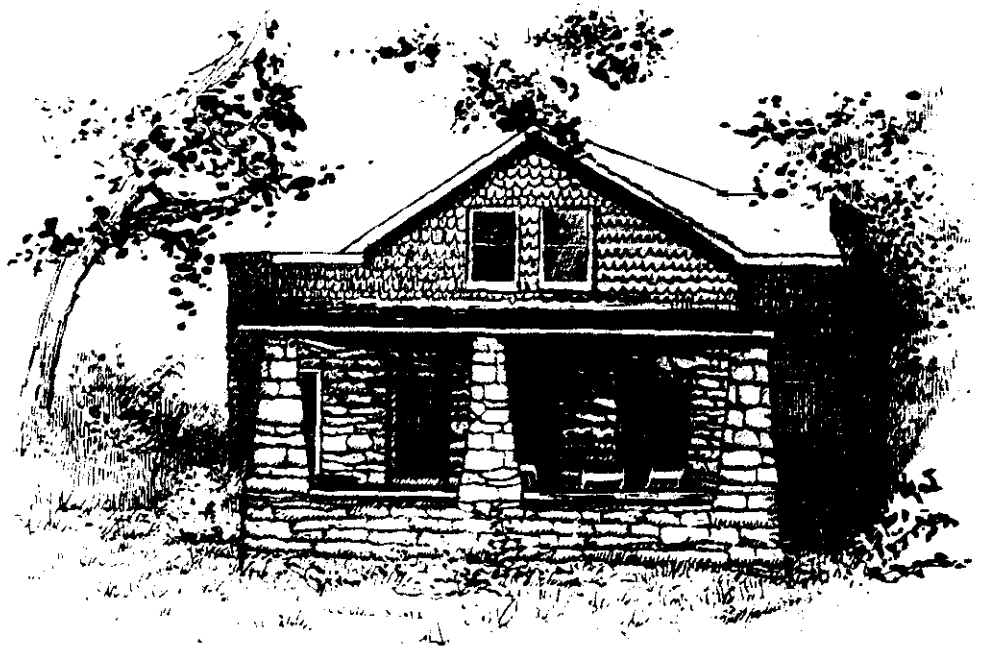
In 1917, Adolph Coors, the founder of Coors Brewing Company, purchased this bungalow for his son Herman. In contrast to other homes of the Coors family who lived in the compound near the brewing plant, Herman liked this bungalow for its location "out in the country." In 1919, architect J. B. B. Benedict was hired for construction of an addition. It is said that Mrs. Coors selected lichen covered rocks in the foothills to be incorporated into the construction of the house. Also, the 3 x 3 inch tiles in the living room may have been made by the Coors Porcelain Company.

The original house and its addition on Arapahoe and 19th Streets in Golden, are set at right angles and tied together by the entrance door which features a steeply pitched gable roof and flared eaves. The outside walls are covered with beige stucco and accented with uncut native stone on foundations, window surrounds, and wall and chimney coins. A former porch facing Arapahoe Street was turned into a sun-room.

During the 1920's Herman Coors and his family moved to California to pursue the growing ceramic business. A succession of local businessmen owned the house until Dr. William S. Levings, a professor at the Colorado School of Mines, bought the home in 1949. He sold it to the present owners in 1981, who report people often stop to photograph the house and remark, "the house looks like a part of the environment, and . . . belongs here in the foothills." The Herman Coors House is the only structure Benedict built in Golden. It was listed on the National Register of Historical Places on October 17, 1997.



Mt. Vernon Ranch House



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Mount Vernon was the homesite of Robert Williamson Steele, Governor of the provisional Territory of Jefferson (1859-1860), from which the Territory of Colorado was created Feb. 16, 1861.

Explorers and gold seekers heading out of Denver for the mountains made their first change of horses at the mouth of Mount Vernon canyon. One of the first structures built at this site was Mount Vernon House, constructed in 1860 by George M. Morrison, a stone cutter from Montreal. Frank Matthews arrived in Colorado in 1868 and soon after 1870 purchased Mount Vernon House; his son John was born there and lived in the house all his life. To this day it remains in the Matthews family. Erected originally as a general store, roadhouse, inn, post office and saloon, it was the first Wells Fargo Express station in this part of the country and was listed as a stage stop until after 1885. At times immigrants lined up for two miles at this toll station.

A record of this structure has been made and deposited for permanent reference in the Library of Congress. It was the first site in Jefferson County to be listed on the National Register of Historic Places, Nov. 20, 1970.

The Thiede Ranch



Judith Hilmer Niver

THE THIEDE RANCH

The Thiede Ranch is located west of Golden, in the Mount Vernon Canyon area on Sawmill Gulch. Near the property in the 1800's was a sawmill, hence the name of the gulch. Stands of pine forest and green pastures surround the ranch complex which consists of a one-and-one half story house, a barn with shed roofed addition, a wood tool shed, a stone storage shed, and a stone lined wall. All of the buildings and structures are associated with the historic cattle ranching activities.

The house and barn were built shortly after 1875 by Francis T. Gifford who received the homestead deed to the 80 acre property in 1882. Several years later the property was deeded to Charles L. Reimbold, Mrs. Gifford's son. Mrs. Gifford and her son were convicted of horse theft in 1886. The property was then sold to Mrs. H.M. Harmon of New York, one of many easterners who bought Colorado land, speculating on future mining profits. During the twenty years she owned the land, it was leased fist to Ebenezer Collins and then to Henry Thiede before his 1906 purchase.

Henry J. Thiede grew up in Mount Vernon Canyon with his mother and siblings. As a young man, he worked as a miner. In 1905 he married Lila Mitchell. The couple bought the 80 acre Sawmill Gulch property and settled there in 1914. Stanley Thiede, born in 1909, became the owner after the death of his parents.

The Thiede Ranch was added to the National Register on January 11, 1996.



Rooney Ranch



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When Alexander Rooney joined the 1859 gold rush, his hopes of instant wealth were dashed in the mining camp of Nevadaville. Heading home to Iowa, he passed through a beautiful valley between plains and mountains, sheltered by the Hogback formation along the front range. In 1860 he returned to this site and, using his skill as a stone mason, quarried and built with his own hands the ranch house which now shelters the fifth generation of the Rooney family.

Through homesteading and purchase, Rooney acquired 4480 acres of land, where he raised Galloway cattle and Morgan horses. He called his property "Iron Spring Ranch," after the medicine spring used for years by bands of migrant Indians. The site of an ancient inland sea and home of prehistoric dinosaurs, the Rooney property included valuable coal and clay mines; advent of railroading in Colorado sent spur tracks from both Morrison and Golden for these riches.

The Indian chief, Colôrow, and William "Buffalo Bill" Cody were among colorful visitors to Rooney's home, the oldest stone residence in Jefferson County. It was placed on the National Register of Historic Places on Feb. 13, 1975.



Th Jefferson

*Jefferson County Historical Commission
Golden, Colorado*

July 15, 1999

Dr. Robert Cleveland
445 12th Street S.W.
FCC Room 7-A265
Washington, DC 20554

Re: DA 99-1211 – Historic Sites in Jefferson County, Colorado

In response to the invitation for comment on Historic Preservation relating to radio frequency transmission facilities located on Lookout Mountain in Colorado, the Jefferson County Historical Commission recommends a comprehensive environmental study be completed before any transmission devices are added to the area. We are concerned about the defacing visual impact and the safety for people on the Lariat Trail Scenic Mountain Drive, at Lookout Mountain Park (especially Buffalo Bill's Grave and Museum), the Boettcher Mansion, and other area sites that would qualify for the National Register of Historic Places.

According to Jefferson County real property tax records, there were 254 improved properties in the Lookout Mountain area in 1948. It was one of the most platted and developed mountain areas of Jefferson County long before industrial towers began defacing the area in 1953.

It is our understanding that the FCC has licensed unlimited radio frequencies to operate on residential-zoned Lookout Mountain land without any past consideration of historical and cultural resources in the area. In 1980, there were an estimated 100 transmission devices there. By 1995, there were over 450, including 18 high-power broadcast transmitters. The present output of 10 megawatts is causing severe radio frequency (RF) interference for residents and visitors to the historic area. The Lake Cedar Group is proposing to double the output to 20 megawatts.

The Lariat Trail, completed in 1914, was the first reliable public road to Lookout Mountain. Buffalo Bill's Grave and the Pahaska Tepee, within Lookout Mountain Park, were established in 1917 and 1922. The grave is the second most popular tourist attraction in Colorado, receiving over 500,000 visitors annually. Visitors often comment

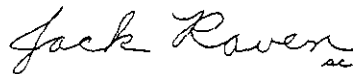
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Dr. Robert Cleveland
July 15, 1999
Page 2

on the insensitive defacement of the beautiful area caused by the antenna farms. RF interference prevents normal use of computers and reliable interactive displays at the Buffalo Bill Memorial Museum. The electronic gate to the museum and grave functions uncontrollably—closing during museum hours, keeping visitors out, and opening after hours, causing the historic site to be vulnerable to vandalism.

The Boettcher Mansion (Lorraine Lodge), established in 1917, became a Jefferson County event center in 1965. A \$2 million Lookout Mountain Nature Center was constructed adjacent to the Mansion in 1997. Over 200,000 visitors attend this site annually. Visiting vehicles lock and unlock uncontrollably. Locksmiths have had to be called to let visitors into their vehicles.

The extreme increase in RF devices has caused health and safety concerns of residents and the public. The antenna farms are surrounded by 9,000 mountain residents and 21,000 urban residents. People who use pacemakers, hearing aids, and electric wheel chairs are vulnerable to RF interference that can cause these life-saving devices to malfunction. An environmental study of Lookout Mountain, compared with several unpopulated and available alternatives tower sites, is appropriate and responsible before any more RF is added to the historic Lookout Mountain area.



Jack Raven
Chairperson

Enc.

c: Don Klima, Advisory Council on Historic Preservation, Washington, DC
Jane Crisler, Advisory Council on Historic Preservation, Lakewood, CO
Georgianna Contiguglia, Colorado Historical Society
Steve Friesan, Buffalo Bill Museum
Susan Becker, Boettcher Mansion

bc: Don Ebner, Vice Chairperson
Richard Simmons, Treasurer
Rita Peterson, Recording Secretary
C.A.R.E.



Front Range Mountain Backdrop Project

A cooperative effort of Boulder, Douglas, El Paso, Jefferson and Larimer Counties

For immediate release -- October 15, 1996

First phase completed in Front Range Mountain Backdrop Project

Many tools are available to ensure that the Front Range Mountain Backdrop will be as beautiful for future generations as it is today. That is the conclusion reached by the Front Range Mountain Backdrop Project, an unprecedented cooperative endeavor of the five counties that line the Colorado Front Range.

For the last year, scores of citizens have been meeting with county commissioners, planning staffs, landowners, private companies, federal and state agencies and various business people from south of Pikes Peak to the Wyoming border. They have been talking about ways to safeguard the majestic views of the Front Range Mountain Backdrop.

The project is a totally voluntary planning partnership among Boulder, Douglas, El Paso, Jefferson and Larimer Counties. It was initiated out of concern for the scenic views that are enjoyed on a daily basis by two-thirds of the state's population.

Through a planning grant from Great Outdoors Colorado and contributions from each county, a consulting team has been facilitating the collection and analysis of large volumes of information. The information comes from input at public meetings, visual analyses of the scenic views and geographic information systems data, including land characteristics, natural resources, vegetation, wetlands and minerals. One of the first steps was to develop common data bases and terminology and to create computerized maps that illustrate all the combined information.

The primary goal of the first phase of the project was to identify critical lands. Particular

- more -



Front Range Mountain Backdrop page - 2

attention was paid to:

- Scenic properties along shared county borders
- Those most visible to the most people
- Those with wetlands or other habitat critical to wildlife
- Key wildlife migration patterns and
- Properties under pressure of development.

Through sharing information at public meetings, surveys, comparisons with current master plans, land inventories, other resource information and detailed data analysis, each county is identifying key areas.

In general, the mountain backdrop can be defined as the eastern foothills of the Rocky Mountains where the plains rise to meet the mountains and where the ecosystems and land-use patterns of the plains and foothills merge. It is the most visible landmark that greets visitors from the east and is a symbol of Colorado's natural beauty.

Between 1970 and 1990, the population of the five counties increased 86 percent and is projected to continue to grow rapidly. This will place additional pressures on the steep slopes, increasing the risks of wildfires, disturbing wildlife, putting a strain on infrastructure and detracting from the views.

Emphasis in the five-county project is placed on respecting private property rights and working in partnership, not only with the other counties but also with other public and private agencies and individual landowners.

With the key areas identified, the next step will be to strengthen current partnerships, seek additional partners and also to apply for grant funding.

Among the tools that have been identified are:

- Conservation easements, which are permanent voluntary restrictions that limit development to certain areas of a property
- Limited development rights where landowners retain part of their property for development
- Cluster development, which allows development in one area of a property while permanently restricting development in the other portions
- Long-term leases where property is kept in agricultural use for a specified number of years. If the landowner decides to sell at the end of that period, the leasing agency gets the first right of refusal.

- more -

Front Range Mountain Backdrop page - 3

- Purchases at less than market price that enable interested landowners to use the amount less than market price as a charitable contribution for income tax purposes
- Annuities for landowners to sell to nonprofit agencies, putting the money in an annuity for a lifetime income
- Life estates
- Tax free exchanges
- Land trades
- Encouraging agricultural uses to remain in agriculture
- Meetings with landowners to understand their hopes and needs for their properties
- Reclaiming and restoring lands previously disturbed
- Sensitive siting of development and mineral extraction areas
- Fee simple land purchase from willing sellers.

The results of the data collection and analysis in the first phase of the mountain backdrop project is to be reviewed by the Boards of County Commissioners. The multi-year project is a valuable vehicle for sharing planning efforts, long range visions, inter-county endeavors and other efforts of regional significance.

For more information, call:

Margaret McKinney, Boulder County, (303) 441-3399

Kate Hatten, Douglas County (303) 660-7428

Adrienne Frucci, El Paso County (719) 520-6497

Kathryn Heider, Jefferson County (303) 271-8512

Donna Hart, Larimer County (970)-498-7012

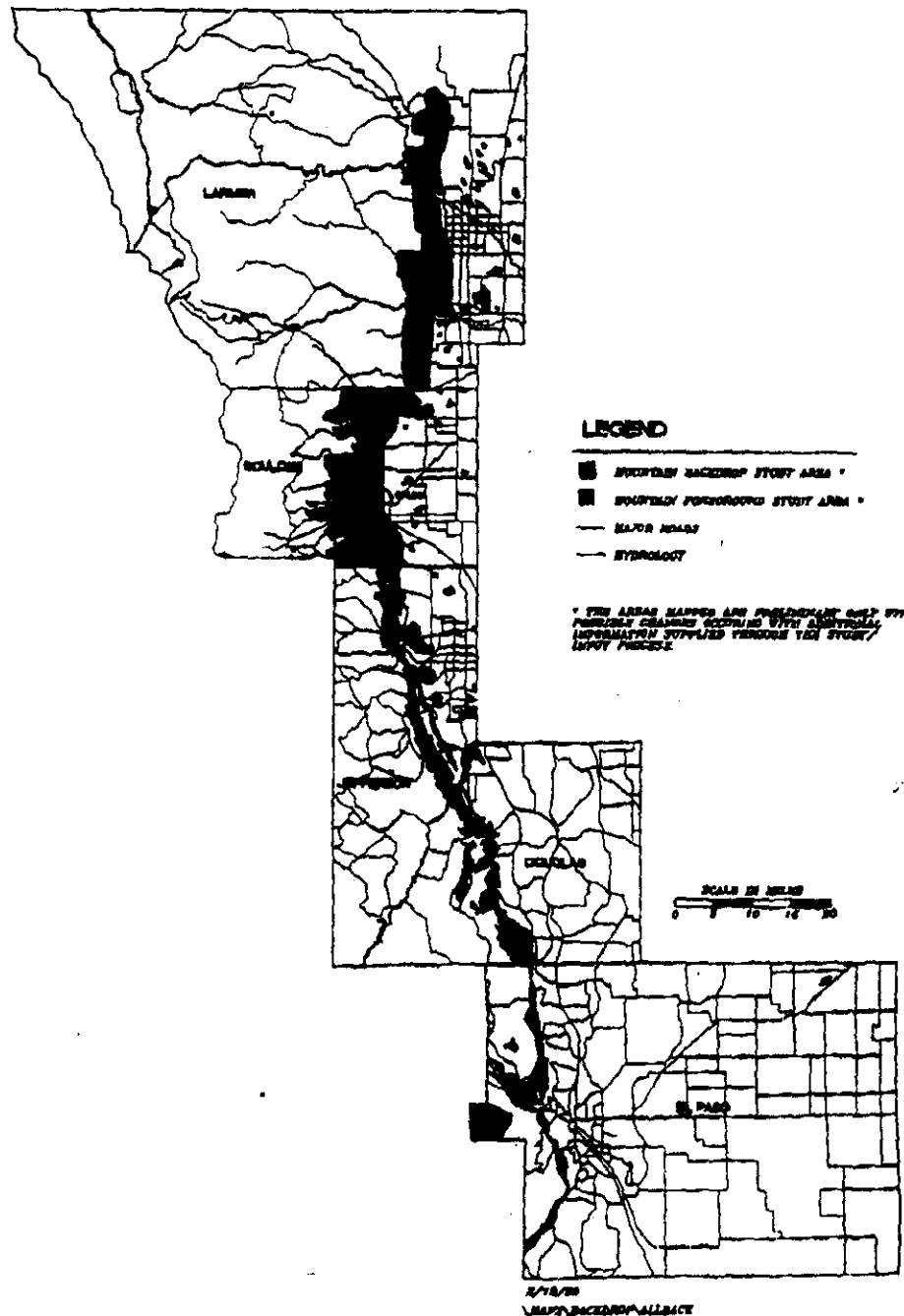


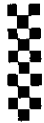
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CITY MTN VIEWS

PAGE 01

FRONT RANGE MOUNTAIN BACKDROP STUDY





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CITY MTN VIEWS

PAGE 01

ACQUISITIONS USING ALL REVENUES

PRIORITY AREA	Entity	Year Closed	OSAC Number	Acres	Value Used	County Share
Bear Creek Canyon						
Mountain-Air, Lair O	OS	1987	74-34	316.8	1,100,000	1,100,000
YMCA	OS	1991	87-17	159.2	89,900	89,900
Bear Creek	OS	1992	87-96	1401.0	3,905,593	3,905,593
Bagwell	OS	1993	88-101	2.0	22,500	22,500
Gross Masonry	OS	1993	92-131	-1.7	-3,000	-3,000
Wright, Bear Creek	OS	1991/1992	89-69	72.6	181,452	181,452
Braun, Lair	OS	1991	89-041	2.5	23,500	23,500
Jersin	OS	1993	91-032	16.9	17,000	0
Bear Creek Total				1989.3	5,336,945	5,319,945
Clear Creek Canyon						
BLM	OS	1995	92-098	240.0	0	
Goltra	OS	1995	94-095	786.4	2,874,143	2,874,143
Flynn	MV	1996	95-068	177.2	595,000	595,000
Mt Vernon	MV	1996	96-055	160.0	0	
BLM	OS	1997	93-68	44.0	100	100
Goltra	OS	1997	95-083	80.0	650,000	650,000
Bear Creek Development	OS	1997	92-94	180.0	746,832	746,832
Bear Creek Development	OS	1998	92-94	288.1	1,273,463	1,273,463
Bear Creek Development	OS	1998	92-94	150.9	735,000	735,000
Bear Creek Development	OS	1999	92-94	1048.0	3,720,000	3,720,000
Clear Creek Total				3132.6	10,594,338	10,594,338
Mtn Backdrop North						
Ranson/Edwards						
Quarter Circle	OS	1995	94-35	708.9	2,480,996	2,480,996
Stevens	OS	1999	92-034	83.5	626,000	626,000
White Ranch						
White	OS	1974	74-14	3002.0	2,017,200	857,814
Crawford Gulch Land V	OS	1976	75-45	7.9	6,720	6,720
Pearce Access	OS	1976	75-47	3.3	2,549	2,549
Ramstetter Access	OS	1993	93-104	1.0	0	0
Coors	OS	lease	75-46	26.7	0	0
Golden Properties	OS	1995	94-011	568.5	1,819,104	1,819,104
Golden Prop Ease	OS	1995	94-011	110.5	0	0
Golden Properties	OS	1998	94-011	450.8	1,442,538	1,442,538
S&G Properties	OS	1995	92-092	875.2	2,500,000	2,500,000
Ralston Dev	OS	1994	91-106	185.5	649,355	649,355
Bisque	OS	1997	96-23	50.0	0	0
Seaver, easement	OS	1999	97-020	547.5	0	0
Mtn Backdrop North Total				6621.3	11,544,482	10,385,076

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ACQUISITIONS USING ALL REVENUES

PRIORITY AREA	Entity	Year Closed	OSAC Number	Acres	Value Used	County Share
Mtn Backdrop Central						
Apex Park						
Apex Proper	OS	1974	73-6	400.6	720,000	300,000
Heritage Square	OS	lease	75-34	5.0	0	0
Good II	OS	1976	76-22	91.1	90,592	90,592
Paradise Hills I	OS	1976	75-48	8.7	22,600	22,600
Paradise Hills II	OS	1982	82-22	28.5	52,000	52,000
Vickers	OS	1978	77-31	2.9	7,570	0
Weiler	OS	1983	81-31	2.5	6,375	6,375
Politte	OS	1988	88-29	-0.3	0	0
Cabrini Shrine	OS	1993	88-71	0.5	2,500	2,500
Koch	OS	1995	93-56	31.1	118,625	118,625
Bachman	OS	1996	93-003	75.2	400,000	400,000
Chisholm	OS	1995	95-028	17.5	0	0
Clear Creek Mouth						
Terry	OS	1997	83-12	13.9	0	0
C Mitchell	OS	1996	96-001	3.8	55,000	55,000
E Mitchell	OS	1996	92-102	41.5	155,550	155,550
F Mitchell	OS	1996	94-083	0.2	65,000	65,000
Huffstutler	OS	1996	94-033	1.9	21,000	21,000
J Mitchell	OS	1996	94-084	1.9	17,000	17,000
L Mitchell	OS	1997	94-85	0.5	50,000	50,000
Hartmeister	OS	1997	92-101	6.0	85,000	85,000
Hogback						
Nelson	OS	1973	73-7	68.9	160,659	154,921
Rooney	OS	1975	73-8	85.8	206,000	85,761
Matthews, Sin M-W Pk	OS	1977	73-10	10.0		
Winters, \$ in M-W Park	OS	1976	73-13	23.1		
Chestnut	OS	1983	73-12	30.0	120,760	108,760
Tincup-Rooney Landfill	OS	1977	76-5	72.0	184,250	137,043
Bachman	OS	1983	81-14	6.4	17,000	17,000
Parfel	OS	1982	81-15	119.0	562,920	562,920
Southwest Devel	OS	1982	81-16	45.7	157,182	157,182
Ocean Majestic	OS	1982	81-28	50.1	356,359	356,359
Bear Creek Dev/Hogback	OS	1983	81-17	30.8	104,770	104,770
Lakewood Brick	OS	1983	82-7	37.5	83,400	83,400
Denver Brick & Pipe	OS	1983	82-7	133.1	550,100	549,880
Bandimere Trade	OS	1994	89-019	17.7	0	0
Schlickman	OS	1995	93-068	2.5	34,000	34,000
Jenkins	OS	1996	92-123	2.0	29,000	29,000
Matthews Winters						
Matthews	OS	1977	73-10	347.0	690,550	410,550
Winters	OS	1976	73-13	487.8	1,298,268	510,810
Bear Creek Dev/Mt Vern	OS	1983	82-2	259.7	880,000	858,000
Isern/Matthews-Wint	OS	1994	89-6	-0.2	-800	-800

ACQUISITIONS USING ALL REVENUES

PRIORITY AREA	Entity	Year Closed	OSAC Number	Acres	Value Used	County Share
Mt Falcon Park						
	Mt Falcon Assoc	OS	1974 73-	1490.0	1,851,000	1,300,000
	Barth Foundation	OS	75-39	2.1	0	0
	Foltz	OS	1981 77-27	0.3	2,900	2,900
	Gaber	OS	1977 76-20	0.1	450	450
	Hodges Access	OS	75-40	1.6	2,427	2,427
	Johnston	OS	1977 75-42	8.7	39,000	35,000
	Scott	OS	75-41	2.3	10,000	10,000
Mt Glennon						
	Jenkins South	OS	1981 80-51	24.6	83,319	83,319
	Jenkins North	OS	1981 81-27	29.8	76,657	64,177
	Bear Creek Dev Mt Glen	OS	1981 80-54	22.8	55,000	55,000
	A Pallaoro	OS	1981 73-4	235.1	731,308	731,308
	G Pallaoro	OS	1981 80-53	5.0	20,000	20,000
	Zietz	OS	1982 80-52	16.9	50,000	50,000
	C-470 Mt Glennon	OS	1988 87-26	-5.4	-100,100	-100,100
	C-470 Mt Glennon ROW	OS	1988 87-26	1.6	0	0
	Ellis	OS	1999 97-021	3.7	40,000	40,000
Windy Saddle						
	Browne	OS	1981 80-32	321.7	325,000	150,000
	Bunzel/Meyer	OS	1984 80-33	136.2	367,605	367,605
	Ramstetter	OS	1992 91-108	366.0	176,000	176,000
	Nature Center	OS	1975 74-2	110.0	0	0
	Mtn Backdrop Central Total			5332.8	10,821,796	8,576,884
Mtn Backdrop South						
Deer Creek						
	SLB Lease/Deer Creek	OS	lease 91-122	180.0	0	0
	DTC Deer Creek	OS	1992 89-65	1721.2	5,400,000	5,400,000
	Martin Marietta	OS	1992 91-120	0.8	0	0
	TCD North	OS	1992 92-75	0.8	0	0
	TCD North	OS	1993 89-85	0.4	0	0
	TCD North	OS	1998 97-31	0.2	0	0
Hogback						
	Bethel College	KC	1992 90-10	57.2	85,000	85,000
	RTC	KC	1994 92-138	119.2	300,000	300,000
	Stafford	OS	1999 93-133	115.7	638,240	638,240
South Valley						
	Lockheed Martin	OS	1997 95-034	695.0	8,000,000	8,000,000
	Colrad	OS	1997 95-049	14.0	280,160	280,160
	Mtn Backdrop South Total			3084.2	14,701,400	14,701,400



ACQUISITIONS USING ALL REVENUES

PRIORITY AREA	Entity	Year Closed	OSAC Number	Acres	Value Used	County Share
N Table Mtn						
Coors	OS	1993	89-51	229.4	575,000	575,000
Ramsletter	OS	1998	94-008	273.7	2,328,246	2,328,246
Clark	OS	1998	93-127	57.3	65,000	65,000
Argentine Mine	OS	1999	94-009	898.5	8,985,000	8,985,000
N Table Mtn Total				1458.9	11,951,246	11,951,246
S Table Mtn						
Bunger	OS	1977	73-5	81.0	273,000	273,000
SER	OS	lease	82-6	80.0	0	0
Hays	OS	1995	94-048	0.3	0	0
Gaer	GO	1995	94-016	2.8	25,000	15,000
Mauer	GO	1998	94-019	4.7	41,500	31,500
Camp George West and	PV	1999	94-021		0	0
USA/DOE/NREL	OS	1999	94-096	208.78	358,000	358,000
S Table Mtn Total				377.5	697,500	677,500
North Mountain						
Asel	OS	1981	80-48	127.5	159,500	0
Goltra	OS	1999	99-018	2899.0	18,843,500	18,843,500
Hayes Angell	OS	1999	99-021	429.6	2,500,000	2,500,000
North Mountain Total				3456.1	21,503,000	21,343,500
Central Mountain						
Alderfer						
Alderfer Addition	OS	1988	84-10	95.9	645,000	645,000
Alderfer Original	OS	1977	74-43	185.0	462,500	400,000
Vyant, 3 Sisters	OS	1978	77-30	54.7	82,142	82,142
State Land Board/Alderfer	OS	1989	89-124	440.0	2,200	2,200
Elk Meadow Park						
Elk Meadow	OS	1977	74-39	1140.0	3,209,980	3,184,780
Elk Meadow	OS	1986	74-9	128.6	515,972	515,972
To Evergreen Care Ctr	OS	1989	88-14	-1.4	-97,546	-97,546
Noble Meadow/MALT	OS	1994	94-010	287.3	1,400,000	1,400,000
Eberl	OS	1995	95-060	34.5	0	0
Eberl	OS	1995	96-079	51.5	0	0
Schroeder	OS	1998	96-081	17.8	157,500	157,500
Hiwan Homestead Museum						
Hiwan Homestead Mus	OS	1974	73-16	3.0	178,250	178,250
Historical Soc Trade	OS	1990	90-40	0.3	0	0
Historical Soc Easemnt	OS	1993	93-87	0.0	0	0
People Path						
Hiwan Ridge	OS	1993	93-116	1.1	0	0

ACQUISITIONS USING ALL REVENUES

PRIORITY AREA	Entity	Year Closed	OSAC Number	Acres	Value Used	County Share
Columbine Ridge		1986	86-44	0.4		
First Natl/Bowen	FH	1992	90-48	17.7	330,000	330,000
R-1 Bellview Acres	FH	1995	90-69	5.0	29743	29,743
Lakehurst West	FH	1995	91-19	8.4	0	0
Sect 14	FH	1992	92-13	0.04	3,500	0
Chambers	FH	1995	94-042	1.3	66,000	66,000
Dutch Creek Village	FH		76-21	11.4	0	0
Dutch Creek Village	FH		78-19	8.1	0	0
Dutch Creek Trade	FH			14.0	70,452	70,452
Misc SB 35				18.2	0	0
Ken Caryl						
Ken Caryl Ranch Park	KC	1978	77-24	6.3	6,000	6,000
Colrad	KC	1991	80-71	11.7	575,000	575,000
Open Space						
Bergen Reservoir	OS		90-70		576,000	576,000
South Plains Total				887.8	12,940,028	12,899,928
Total				40858.0	201,783,438	157,898,300

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Jeffco Planning & Zoning

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Board of County Commissioners
CASE SUMMARY
B.C.C. Hearing Date: July 13, 1999

Applicant's Name: Lake Cedar Group, LLC

Case Number: 98015154RZP1

Property Address: 21079 Cedar Lake Road (Top of Lookout Mountain - near existing Channel 4 tower)

Summary of Request: Rezoning to allow the installation of a new 854 foot tall broadcast tower and support equipment for digital TV, FM broadcasting, analog TV and low power telecommunication devices.

Issues:

- Proposal does not comply with "minimum standards" in Section 15 of the Zoning Resolution.
 - Recent measurements by the County, CARE and broadcast industry show ratings at maximum level or right below maximum level of RF exposure. With the addition of the new tower, the RF cumulative exposure would exceed the FCC limit for RF.
 - If tower failure were to occur, it has not been demonstrated to staff that no other towers would be affected. It has also not been demonstrated that sufficient distance has been met to prevent damage to nearby occupied structures not currently owned by the applicant.
- FCC is mandating broadcasting of High Definition Television and that construction of facilities for this broadcasting must be completed by November 4, 1999.
- Existing Channels 4 and 6 towers would be taken down immediately upon completion of the proposed new tower. Existing Channels 7 and 9 towers would be taken down when current analog TV ceases.
- Proposal does not conform with Visual Resources, Public Service/Facilities and Mountain Site Design policies of the Central Mountains Community Plan.
- Proposal does not conform with the Tower Siting policies in the Telecommunications Land Use Plan.

Recommendation:

Staff: Staff recommends denial of this case.

Planning Commission: Planning Commission recommended approval of this case.

Interested Parties:

- CARE
- Genesee Foundation
- Panorama Estates Homeowners Association
- Mount Vernon Country Club Metropolitan District
- Many concerned neighbors.

For More Information, Contact:

Planning and Zoning Department Case Manager: Timothy Carl (ex. 8710)

Level of Controversy: Very High

**PLAINTIFF'S
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Jeffco Planning & Zoning

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ADDENDUM to Staff Comments for Lake Cedar Group, LLC Rezoning

SUMMARY INFORMATION:

1. Conformance with Land Use Plans and Compatibility

Staff evaluation of the Central Mountains Community Plan and Telecommunications Land Use Plan indicates that this proposal cannot substantially conform to the plan policies identified in either plan. Specifically the proposal does not entirely conform to the policy recommendations associated with visual resources, public facilities/service, mountain site design criteria and tower siting. Further the proposal fails to meet the minimum standard associated with tower failure or collapse identified within the Jefferson County Zoning Resolution (see further discussion below).

Staff evaluation indicates that compatibility of the proposal has been established as identified in the staff comments presented to the Board of County Commissioners.

2. Inability of Proposal to meet "Minimum Standard" in Zoning Resolution

As previously identified in Staff comments, the applicant does not meet the "minimum standard" identified in Section 15.F.2.b. that requires "all new structures to be set back from the property line sufficient to prevent all ice-fall materials and debris from tower failure or collapse from falling onto occupied dwellings other than those occupied by the tower owner."

The applicant has submitted two reports on tower failure. The first, from Kline Towers, states that a tower failure is rare. Further, the report states that if a failure does occur, the "most likely" failure mode has a debris radius of about 25% of the tower's height. Other, less likely modes of tower failure could result in a fall radius of up to 110% of the tower's height. An addendum report by Howard Hill of Wiss, Janney, Elstner Associates, Inc. serves to strengthen the "best case scenario" identified by the March 1, 1998 Kline tower report. Mr. Hill's addendum provides supposition on how strengthening guy wires and anchors will greatly increase the odds a failure of the mast only (if a failure occurs) and thus further reduce the possibility of failure onto nearby properties. The Hill addendum does not address any other failure scenarios and precludes the possibility that a guy wire and/or anchor would fail and thus increase the fall radius of the proposed tower. Staff concludes that if the strengthening recommendations in the Hill report are implemented, the odds of a tower failure that would cause debris to fall onto occupied dwellings are quite low. However, Staff is not convinced that such a failure is impossible.

Staff would also note that the Zoning Resolution states that "where more than one tower is located on a site, the setback between such towers shall be sufficient to prevent multiple failures in the event one tower fails" (Section 15.2.F.b. (2)). The LCG proposal calls for the removal of the existing Channel 4 tower 180 days after the first DTV antenna becomes operational on the new tower. In order to construct the new tower while the existing Channel 4 tower still stands, the guy wires for both towers will be interlaced. Staff believes that the interlaced guy wires ensure that a failure of either tower will most likely result in the failure of both towers. Most tower failures occur because of either climatic conditions (such as ice or wind) or by human error. Human error is most likely to occur when working on a tower. Thus, the most critical period will be during the erection or removal of a tower. These towers will be within 110 feet of each other and if failure occurred, could result in a collapse onto nearby occupied structures not owned by the Lake Cedar Group, LLC.

The intent of this provision in the Zoning Resolution is for the applicant to demonstrate this requirement to the satisfaction of the Board of County Commissioners. We are not satisfied that this condition can be met for this proposal and recommend denial based on the inability to meet the minimum standard identified in the Zoning Resolution.